140.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	920,000 / 920,000
					USE VALUE:	920,000 / 920,000
					ASSESSED:	920,000 / 920,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANCO-ALFARO SARA
Owner 2:	
Owner 3:	
Street 1:	14 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PYLES KEVIN L & SHEELA A -
Owner 2:	-
Street 1:	43 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2264 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4418.000	477,400	600	442,000	920,000
Total Card	0.101	477,400	600	442,000	920,000
Total Parcel	0.101	477,400	600	442,000	920,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.36 | /Parcel: 406.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89656

GIS Ref

GIS Ref

Insp Date 07/11/18

!10788!

PREVIOUS ASSESSMENT

Parcel ID 140.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	477,400	600	4,418.	442,000	920,000		Year end	12/23/2021
2021	104	FV	455,400	600	4,418.	442,000	898,000		Year End Roll	12/10/2020
2020	104	FV	455,400	5700	4,418.	442,000	903,100	903,100	Year End Roll	12/18/2019
2019	104	FV	353,100	5700	4,418.	414,400	773,200	773,200	Year End Roll	1/3/2019
2018	104	FV	353,100	5100	4,418.	342,600	700,800	700,800	Year End Roll	12/20/2017
2017	104	FV	330,800	5100	4,418.	314,900	650,800	650,800	Year End Roll	1/3/2017
2016	104	FV	330,800	5100	4,418.	287,300	623,200	623,200	Year End	1/4/2016
2015	104	FV	294,000	5100	4,418.	281,800	580,900	580,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:22:18

LAST REV

Date	Time
02/05/20	09:39:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10788

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PYLES KEVIN L &	49720-462		7/2/2007	Change>Sale	530,000	No	No		
COHEN BETTY JA	28643-455		5/29/1998		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2007	626	Porch	5,000					replace rear porch

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Inspected	BS	Barbara S
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/2/2009	Measured	336	PATRIOT
12/4/2008	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89656
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4418		Sq. Ft.	Site		0	80.	1.25	9									442,033						442,000	

Total AC/HA:	0.10142	Total SF/SM:	4418	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	442,033	Spl Credit		Total:	442,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11378098
Const Adj.:	0.98980200
Adj $ / SQ:	198.436
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648611
Depreciation:	171233
Depreciated Total:	477377

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

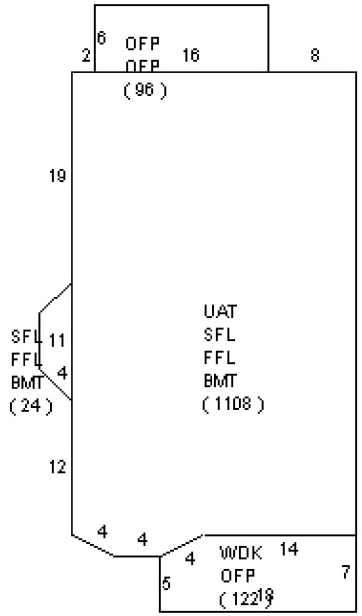
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	198.44
Special Features:	0	Val/Su Net:	116.18
Final Total:	477400	Val/Su SzAd	210.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,132	59.530	67,389
FFL	First Floor	1,132	198.440	224,630
SFL	Second Floor	1,132	198.440	224,630
OFP	Open Porch	314	21.530	6,761
UAT	Upper Attic	277	79.370	21,987
WDK	Deck	122	14.050	1,714

Net Sketched Area: 4,109 | Total: 547,111

Size Ad 2264 | Gross Area 4940 | FinArea 2264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X11	A	AV	2010	5.66	T	7.2	104			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600

IMAGE

AssessPro Patriot Properties, Inc